



Cheshire East Council

Leighton Green, Crewe

**Archaeology and Heritage Desk-Based
Assessment**

January 2013

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1.0 Executive Summary

A desk-based assessment which considered sources including the Historic Environment Record, historic mapping, aerial photographs, archaeological research and site walkover survey has been completed. The research demonstrated that the site has already been significantly impacted by development in the 20th century which resulted in the excavation of the site with subsequent landfilling and restoration in areas to the south and west of the site. Within these areas it is anticipated that any previously unrecorded archaeological remains will have been removed and therefore there is no surviving archaeological interest. No further works are recommended in these areas.

Within the remainder of the site are two recorded sand pits of post-medieval date. These are considered to have a negligible heritage value and no further archaeological work is recommended with regard to these features. The site of Totty's Hall lies within the east of the study area. The Hall was present in the mid 19th century, however it appears to have been substantially rebuilt in the late 19th century. Due to the date of the building, the numerous changes of use it underwent and late date of demolition which will have left only foundations and floors, it is not considered to be of significant heritage interest and no further works are recommended.

The Grade II Listed Leighton Hall Farm is located to the north-west of the development site. Any development in the vicinity of the Listed Building has the potential to affect its setting although the nature of any impacts will be dependent on the final detailed design. If the design incorporates suitable screening of development then it is anticipated that the effect on the setting will not be considered unacceptable.

Within the north-east of the site there is considered potential for previously unrecorded remains of prehistoric or Roman date to be identified. These remains may be of local or regional interest, but would be highly unlikely to render the site unsuitable for development. It is recommended that as the project progresses, further archaeological research is undertaken with regard to the north-eastern area of the site. This would include a more detailed review of the evidence for prehistoric and Roman settlement in the area and examination of the topography of the site to identify any raised areas which may have been preferred settlement locations.

Consultation should be undertaken with Mark Leah, Development Control Archaeologist for Cheshire to identify the nature and scope of any further works. The nature of any evaluation or mitigation required would depend upon the results of the above research.



2.0 Introduction

This Archaeological and Heritage Desk-Based Assessment has been prepared by Kirsten Holland, Principal Archaeologist, WYG on behalf of Cheshire East Council to inform the development of a masterplan for a proposed mixed use development to include housing, commercial and industrial purposes, green spaces and recreational areas.

2.1 Aims and Objectives

In accordance with the Institute for Archaeologists (IfA) standard definition of a desk-based assessment (Standard and Guidance for Desk-Based Assessment, 2012):

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the IfA. In a development context, desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary.
- Identify the potential for previously unrecorded sites to be present within the site.
- Identify potential impacts and mitigation strategies where appropriate.
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area.



This baseline assessment considers the cultural heritage potential within the site itself, the surrounding area and wider local and regional context. This assessment does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

3.0 Site and Development Description

The development site is located in the north-west of Crewe. The site is centred on SJ 6829 5701 (368299 357011) and the height varies between 55m in the north to 45m above Ordnance Datum, around Leighton Brook. A site location plan is included in Appendix A.

The site that is the subject of this assessment extends to approximately 40 hectares. The site also comprises grassland and a water course; Leighton Brook which flows from east to west through the central section of the site. It is culverted in the main with an open section in the central section and south east of the site. The site currently also has a waste disposal site within the south west corner. In the wider context the site is surrounded by residential housing to the east, commercial industrial estate to the south and farmland to the west and north. Photographs of the site can be seen in Appendix B.

The masterplan for the proposed mixed use development will include housing, commercial and industrial purposes, green spaces and recreational areas. The final masterplan is yet to be confirmed however, the current proposed development is shown on the initial layout plan, Drawing 1227-01.Rev E, included at Appendix A.

4.0 Methodology

A study area of 500m radius around the development site (NGR: SJ 6829 5701) has been examined to assess the nature of the surrounding heritage sites and place the recorded sites within their context.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Cheshire Historic Environment Record (HER);
- English Heritage and Local Planning Authority for designated sites;



- Historic mapping;
- Aerial photographs;
- Cheshire Archives and Record Office; and
- Appropriate documentary sources and archaeological journals.

In addition a site walkover survey was undertaken on 16th January 2013 to examine the site for previously unrecorded archaeological remains and assess the site for the suitability for further works.

5.0 Consultation

Consultation was undertaken with the Cheshire Historic Environment Record, English Heritage, and Cheshire Archives and Record Office for the provision of data for this report. Their assistance is gratefully acknowledged.

6.0 Legislation and Planning Policy Context

6.1 Ancient Monuments and Archaeological Areas Act, 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

6.2 Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.



6.3 National Planning Policy Framework, 2012

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 126). NPPF replaces PPS5 (2010), which had already replaced PPG16, both of which dealt with planning and the historic environment in England and Wales. Section 12 of the NPPF addresses "Conserving and Enhancing the Historic Environment". Although slimmer than PPS5 the current professional opinion is that the intention of the document is very similar (English Heritage 2012).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (para 138).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (para 133). Where there is less than substantial harm the harm should be weighted against the public benefits of the development (para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage



assets (para 134). The NPPF also makes provision to allow enabling development (para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (para 127).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publically accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para 141).

6.4 Regional and Local Policy and Guidance

6.4.1 North West of England Regional Spatial Strategy to 2021

The North West of England Regional Spatial Strategy to 2021 contains one policy relevant to the historic environment. This is: Policy EN1 (C) Historic Environment, the full text of which can be seen in Appendix C.

6.4.2 Crewe and Nantwich Borough Replacement Local Plan, 2011

The Crewe and Nantwich Borough Replacement Local Plan, 2011, contains one policy relevant to the historic environment and this development. This is: Policy BE16 Archaeology and Development, the full text of which can be seen in Appendix C. There are other policies relevant to the historic environment, but not this development.

7.0 Baseline Data

7.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Conservation Areas or Registered Battlefields within the study area. There are three Grade II Listed Buildings within the study area. These are the Church of St Barnabas (DCH 3254) and it's Vicarage (DCH2905) and Webb House which was once an orphanage (DCH3003). These buildings are all sufficiently distant from the development site that their settings will not be affected by development.

The Grade II Registered Park and Garden of Queen's Park (DCH1489) is located just to the south of the study area. It was opened to the public in 1885 to commemorate the Queen's jubilee and the fiftieth



anniversary of the opening of the railway. It contains war memorials, specimen planting and a lake as well as other features.

The Bentley Car factory is a Locally Listed Building. It was built in the 1930s and has an imposing architectural façade. The monumental nature of the building is representative of the legacy of Crewe as an economic and social centre of the late post-medieval and early modern periods.

7.2 Archaeological and Historic Background

The Historic Environment Record holds details for ten recorded heritage assets and four archaeological events within the study area. Details of the sites can be seen in Appendix D and their locations can be seen on Figure 2. Bracketed numbers within the text refer to the identifier in the Appendix D table and Figure 2.

7.2.1 Prehistoric (up to 43AD)

The study area would not have been inhabitable before approximately 10,000BC when the last glaciation came to an end. During the early Mesolithic period the region is anticipated to have been a tundra landscape which was inhabited by hunter-gatherers moving between different environments in search of game and natural resources to exploit. The majority of the archaeological evidence from this period has been recorded in locations where different environments and ecosystems converge (Winchester, 2006, 36), such as waterside locations like Manchester Airport and Tatton Park. The later Mesolithic period saw an increase in forest cover leading to mixed deciduous cover comprising oak, elm, birch, hazel and lime. There is also evidence of burning on the mire surfaces which was followed by woodland regeneration in a pattern of small scale clearances (Hodgson & Brennand, 2006, 23-4).

Environmental evidence indicates woodland clearance in the Neolithic, with greater clearance occurring in inland areas indicating that there may have been a greater population density. Research in the wider region indicates that there was extensive occupation of upland areas in the early Bronze Age, but a deteriorating climate in the late Bronze Age pushed settlement back into the lowland areas. There is also widespread evidence for woodland regeneration in the lowlands (Hodgson & Brennand, 2006, 31). During the Iron Age there is evidence for initially for a lack of anthropogenic activity within the environmental record, although during the later Iron Age there are increased rates of deforestation and evidence for cereal cultivation (Hodgson & Brennand, 2006, 51 and Winchester, 2006, 37).



There are no recorded prehistoric sites within the study area. The site does however lie on the edge of Leighton Moss. The mosses were not favoured for settlement during the prehistoric period as they were wet and the preference was for drier, well draining sands and gravels. That said there is evidence of use of the mosses and some limited settlement on ridges of higher ground or sand banks within the mosses where the conditions were more favourable. The evidence for this is often limited to the presence of flint artefacts within the topsoil but indicates evidence for archaeological activity in areas once considered unoccupied (M. Leah, *pers. comm.*).

7.2.2 Roman/Romano British (43AD to c.450AD)

The most well known sites in Cheshire from the Roman period are the salt making sites of Middlewich, Nantwich and Northwich where extensive remains of salt pans, brine pits, briquetage and other associated features have been recorded. In addition there is growing evidence for rural salt working near natural salt springs, including Shavington near Crewe (Philpott, 83). Within the west of the study area there is a Roman road which runs from Whitchurch to Middlewich that was probably used to transport salt (MCH5475, MCH5407). There is also a Roman brick works approximately 800m east of Hole House to the north of the study area (LP Archaeology, 2010) which indicates that Roman activities in the area expanded beyond the road itself. There are no other recorded sites of Roman date within the study area but there is the potential for additional Roman activity to be identified within the surrounding landscape.

7.2.3 Early Medieval (450AD to 1066AD)

Following the decline of the Roman Empire the north-west is anticipated to have fractured into numerous small kingdoms. These gradually began to be subsumed into the Northumbrian kingdom to the north and Mercia to the south. There are no recorded sites of early medieval date within the study area, however as Leighton, Church Minshull and Minshull Vernon to the north are all mentioned in the Domesday Book they will have been present in the early medieval period. To the east of the study area Crewe and Copenhall are also recorded as early medieval settlements.

7.2.4 Medieval Period (1066AD-c.1540AD)

In this period Nantwich to the south was the more important and wealthy town due to its salt industry. Crewe remained a series of small settlements although the Abbey of Combermere had extensive land holdings within Monks Copenhall. The villages of Leighton Church Minshull, Minshull Vernon, Crewe and



Coppenhall were all present in the medieval period. They are likely to have followed a pattern throughout much of Cheshire for dispersed settlements (CCC & EH, 2002, 8).

To the south-west of the study area is the Scheduled Monument of Wood Farm (SM1017838), a medieval moated site. This site is one of a number of moated sites located to the west of Crewe, with further sites located to the north-west of the study area at Red Hall and north of the study area at Erdswick Hall and Minshull Vernon (SM1012077).

There are no recorded sites of medieval date within the study area. There is however evidence for medieval ridge and furrow within the development site and the north of the study area from aerial photographs.

7.2.5 Post-Medieval Period (c.1540AD to 1750AD), Industrial (1750 to 1900AD) and Modern (1900AD to present)

Crewe remained a series of small villages with an agricultural economy until the 1830s when the first railway line was constructed. The Grand Junction Railway and London and North-Western Railway Companies were responsible for driving the development of Crewe through the planning of the town, construction of housing, community facilities, the railways, station and the engineering works. The amalgamation of companies and the facilities for repair and production of railway carriages and engines attracted other companies and Crewe quickly became an important hub on the network (CCC & EH, 2002, 9-10). There is a railway line (MCH5705) in the south of the study area and works in the south-east. Other industries in the area included steel making, cloth, brick making, offices, markets, iron foundry, printing and chemicals.

The development site and study area remained largely rural through the post-medieval and industrial periods. There are a number of sandpits recorded within the study area (MCH10327, MCH10328, W1), of which two are within the development site, which would have provided raw materials to assist in the building of the town. There is no enclosure map for Leighton which indicates that the area was enclosed as part of private rather than Parliamentary enclosure.

In 1938 Rolls Royce hurriedly constructed an engine factory in the south of the study area (MCH9801). This factory built Merlin engines for aircraft throughout the Second World War. To protect the site a number of anti-aircraft batteries were built around the site (e.g. MCH9774, MCH9800). The company moved car production to the site in the post War period and the site later became the Bentley manufacturing site.



8.0 Historic Mapping Survey

A selection of historic maps is presented in Appendix E. Historic maps were examined at Cheshire Archives and Local Studies Library, including Ordnance Survey mapping. The Burdett map of Cheshire (1777) was the earliest mapping examined. The mapping does not show any detail of the development site. The tithe map for Leighton (1845) covers the majority of the development site. The north and west of the development site were identified by one plot number, however the edges of the plot indicate there were sub-divisions within this. The southern half of the site was sub-divided into several fields. There was one plot in the east of the site which contains two small buildings noted as House and Garden on the apportionment. Leighton Green and Leighton Gall to the north are both depicted. The field names were descriptive and do not suggest earlier land uses.

The 25" to 1 mile Ordnance Survey first edition map of 1875 depicted the site as primarily agricultural, subdivided into numerous fields. For those areas depicted on the tithe maps the field system remained the same. For those areas not depicted as individual fields on the tithe map the fields were of a similar size and layout. The fields were of irregular shape which may indicate early enclosure rather than the Parliamentary enclosure. There were a number of small ponds and pits across the site and one larger earthwork indicating a pit (Walkover Site, Figure 2). These correlate with recorded HER sites. Two small buildings were shown on the eastern boundary of the site in the same location and layout as those on the tithe map. They were named as Totty's Hall (Historic Mapping Site, Figure 2). Pym's Lane to the south of the site did not extend to the main road from Leighton but dog legged to the south approximately half way to the west and buildings to the south of the development area were annotated as "Sewage North Farm".

By the time of the 1889 mapping Totty's Hall had been rebuilt with a new house on an open courtyard arrangement and two small buildings to the south, although one of these may correlate with the smaller building from the earlier mapping. Totty's Hall is recorded as farm before becoming a National Service hostel in the Second World War, and then in the post-war years a primary school, a secretarial college and a further education college. It was demolished in 1967 (Susan McBain, *pers. comm.*). Some field amalgamation had taken place by this time and a number of the pits were annotated as Sand Pits. The buildings to the south of the site were called Peartree Farm.

By 1910 further out buildings had been constructed at Totty's Hall. The sand pit in the centre of the site had been expanded and now took up much of the field. There were few changes to the site until the late 1960s with the exception of the extension of Pym's Lane and the depiction of the Bentley Works in the



1950s. The 1968 OS map depicted works to the south of the development site boundary with an area of landfill or excavation up into the site and running in to the sandpits already on the site. There had been amalgamation of the fields to the north of Totty's Hall as well at this point. By 1978 Totty's Hall was no longer depicted. By the 1990s the field layout in the west of the site had altered and numerous pipes were annotated on the map. The fields in the east of the site had been sub-divided again.

9.0 Aerial Photographs

Aerial photographs held by the Cheshire Historic Environment Record were examined at their offices. Photographs from the 1940s onwards were examined. The 1945-7 RAF survey depicted the largely sub-divided landscape with extant ridge and furrow remains in the north of the site. The field boundaries appeared to respect the ridge and furrow which was largely aligned north-south with some east-west aligned areas to the north of the development site. Earthworks associated with the sand pits and ponds on the site were also visible.

A photograph from 1971 shows a number of changes. Totty's Hall had been demolished and most of the ridge and furrow remains had been levelled with only faint traces visible. Excavation had taken place within the eastern half of the site and the extent of ground works and pipes across the brook are clearly visible.

By the time of the 1985 photograph the land in the east of the site had been restored. Land in the west of the site was clearly excavated and exposed. The waste recycling centre was established in the south-west corner of the site. Realignment of the field boundaries had also taken place south of Leighton Hall Farm. In the north-east of the site some of the earlier field boundaries are visible as crop marks in the upper two fields of the site.

10.0 Historic Landscape Character

Historic Landscape Characterisation data was provided by Cheshire Historic Environment Record. The data can be seen on Figure 3, Appendix D. The site contains a number of different character types. Perhaps most significant is the central area in the site which is denoted as ancient field systems. This reflects a continuity of field boundaries and shown on historic mapping which respects medieval ridge and furrow remains. These fields also contain one of the recorded sand pits still visible as a depression in the landscape.



The north-east of the site is denoted as late post-medieval agricultural improvement reflecting changes in field pattern, removal of ridge and furrow remains and changes to the modern pastoral landscape visible today. To the south and west of the site 20th century field systems, agricultural improvement and industry dominate. These reflect the former uses of the site for landfill and excavation activities with subsequent restoration to a pastoral system.

11.0 Site Walkover Survey

A site walkover survey was undertaken on 16th January 2013. The weather was overcast, dry and frosty. Photographs of the site can be seen in Appendix B. The topography of the site varies. It generally rises to the north with a steep incline towards the stream in the centre of the site. The site is under pasture and the boundaries are a mixture of hedgerows and fences. There are occasional mature trees.

No features of significant heritage interest were noted during the walkover survey. The former sand pit in the central-north section of the site is visible as a large hollow bowl, leading out to the field on one side, with trees lining the top of the scarp (Walkover Site, Figure 2). Leighton Hall Farm looks across the northern portion of the site, however the house is largely obscured by modern agricultural buildings in front of it.

Across the site there are areas where former land divisions appear to have been removed and more open fields with modern fences created. These often have man hole covers and monitoring points visible within the fields. These correlate with the locations of landfill and excavation observed on historic mapping and aerial photographs. A number of pipes crossing the stream are also visible.

12.0 Heritage Potential and Recommendations

The site has already been significantly impacted by development in the 20th century which resulted in the wide spread excavation of the site with subsequent landfilling and restoration. The areas anticipated to have been affected are shown on Figure 2, Appendix D. Within these areas it is anticipated that any previously unrecorded archaeological remains will have been removed and therefore there is no surviving archaeological interest. No further works are recommended in these areas.

Within the remainder of the site are two recorded sand pits of post-medieval date. These are considered to have a negligible heritage value and their excavation will have removed any earlier archaeological remains that may have been present. No further archaeological work is recommended with regard to these features.



The site of Totty's Hall lies within the east of the study area. The Hall was present in the mid 19th century, however it appears to have been substantially rebuilt in the late 19th century. It then underwent numerous changes of use until it was demolished in 1967. As the building went through so many changes of use internal features were unlikely to have survived. The building was demolished and therefore any buried remains are anticipated to be limited to foundations or floors. Due to the date of the building, the numerous changes it underwent and late date of demolition it is not considered to be of significant heritage interest and no further work is recommended.

The Listed Leighton Hall Farm is located to the north-west of the development site. Its setting is the agricultural land with which it is associated, however this has already been partially degraded through the restoration of land following landfill activities and the removal of the original field pattern. Any development in the vicinity of the Listed Building has the potential to affect its setting. The nature of any impacts will be dependent on the final detailed design. If the design incorporates suitable screening of development then it is anticipated that the effect on the setting will not be considered unacceptable. The agricultural setting of the farm would be retained to the west, south-west, north and north-east.

There is a potential for previously unrecorded archaeological remains to be identified within the areas of the development site not previously excavated and not on a significant slope as is evident in the south of the site. Within the north-east of the site therefore there is considered potential for remains to be identified; this area correlates with the areas proposed for residential development. The aerial photographs demonstrate that the area had remained relatively unchanged as pastoral land from the medieval period until the early 20th century through the preservation of medieval ridge and furrow remains. There is therefore a potential that earlier remains of prehistoric or Roman date may be present. These remains may be of local or regional interest, but would be highly unlikely to render the site unsuitable for development.

Consultation should be undertaken with Mark Leah, Development Control Archaeologist for Cheshire to identify the nature and scope of any further works. It is recommended that as the project progresses further archaeological research is undertaken with regard to the north-eastern area of the site. This would include a more detailed review of the evidence for prehistoric and Roman settlement in the area and examination of the topography of the site to identify any raised areas which may have been preferred settlement locations.

The nature of any evaluation or mitigation required would depend upon the results of the above research, however techniques such as geophysical survey (although specialist advice should be sought from a geophysicist with regard to the suitability of the site for survey, as other surveys in the region have been



unproductive), test pitting, metal detector survey, or monitoring of soil strip works may be suitable. Any field investigations should be undertaken in accordance with standards and guidance from the Institute for Archaeologists and a Written Scheme of Investigation approved by the Development Control Archaeologist for Cheshire.



References

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Aerial Photographs, Historic Mapping and Archives

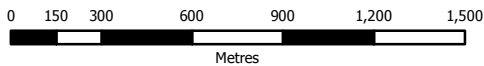
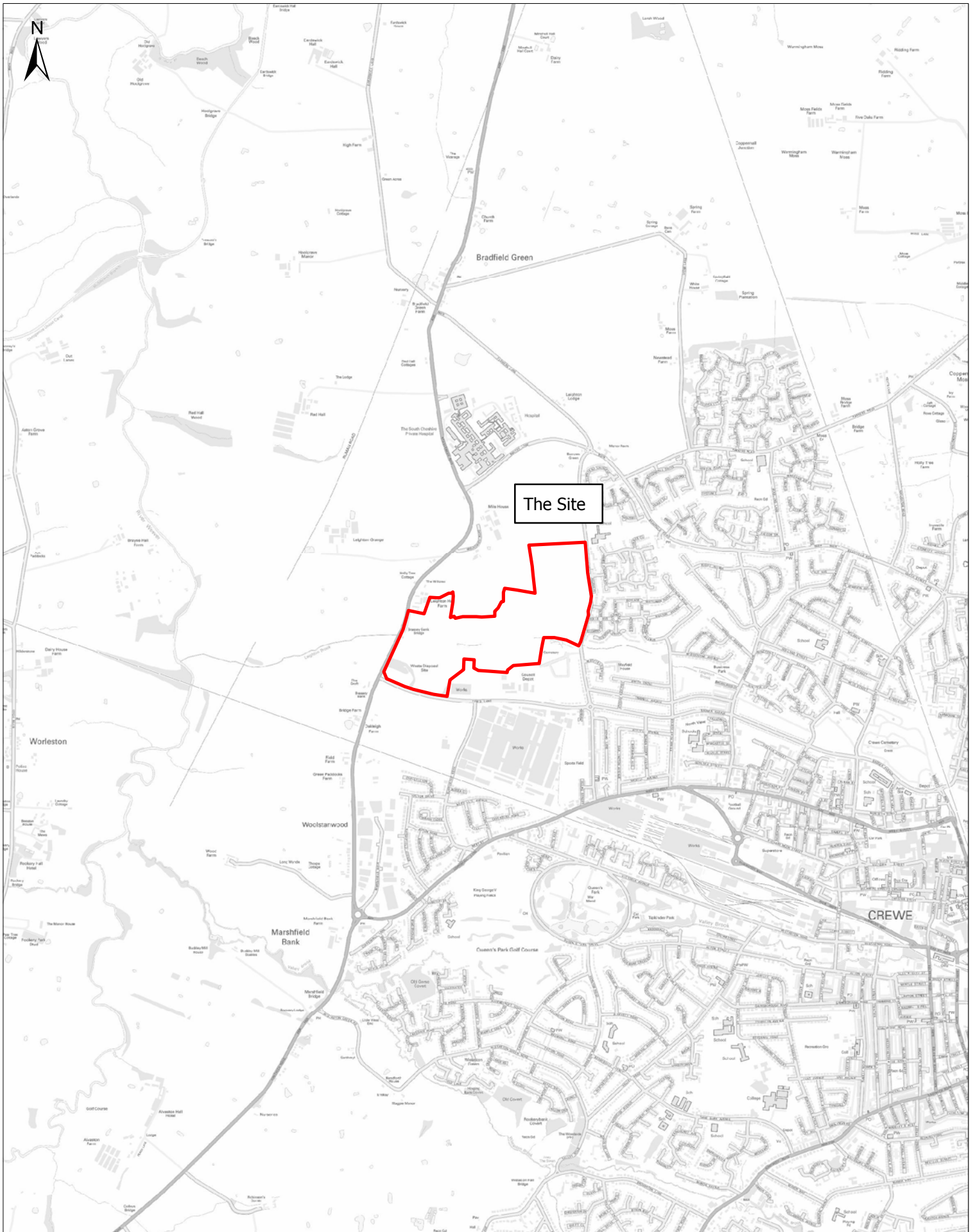
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- Burdett, Map of Cheshire, 1777. Ref: PM12/16.
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- Leighton Tithe Apportionment, 1845. Ref: EDT235/1.
- Ordnance Survey Mapping, 6" to 1 mile/1:10,000 1882, 1889, 1910-11, 1938, 1954/1968, 1978, 1991.
- Ordnance Survey Mapping 25" to 1 mile/1:2500 1876, 1898, 1910, 1959, 1993.



Appendices



Appendix A – Site Location Plan & Proposed Development Plan



Arndale Court
 Headingley
 Leeds
 LS6 2UJ
 TEL: +44 (0)113 2787111
 FAX: +44 (0)113 2750623
 e-mail: enviro@wyg.com



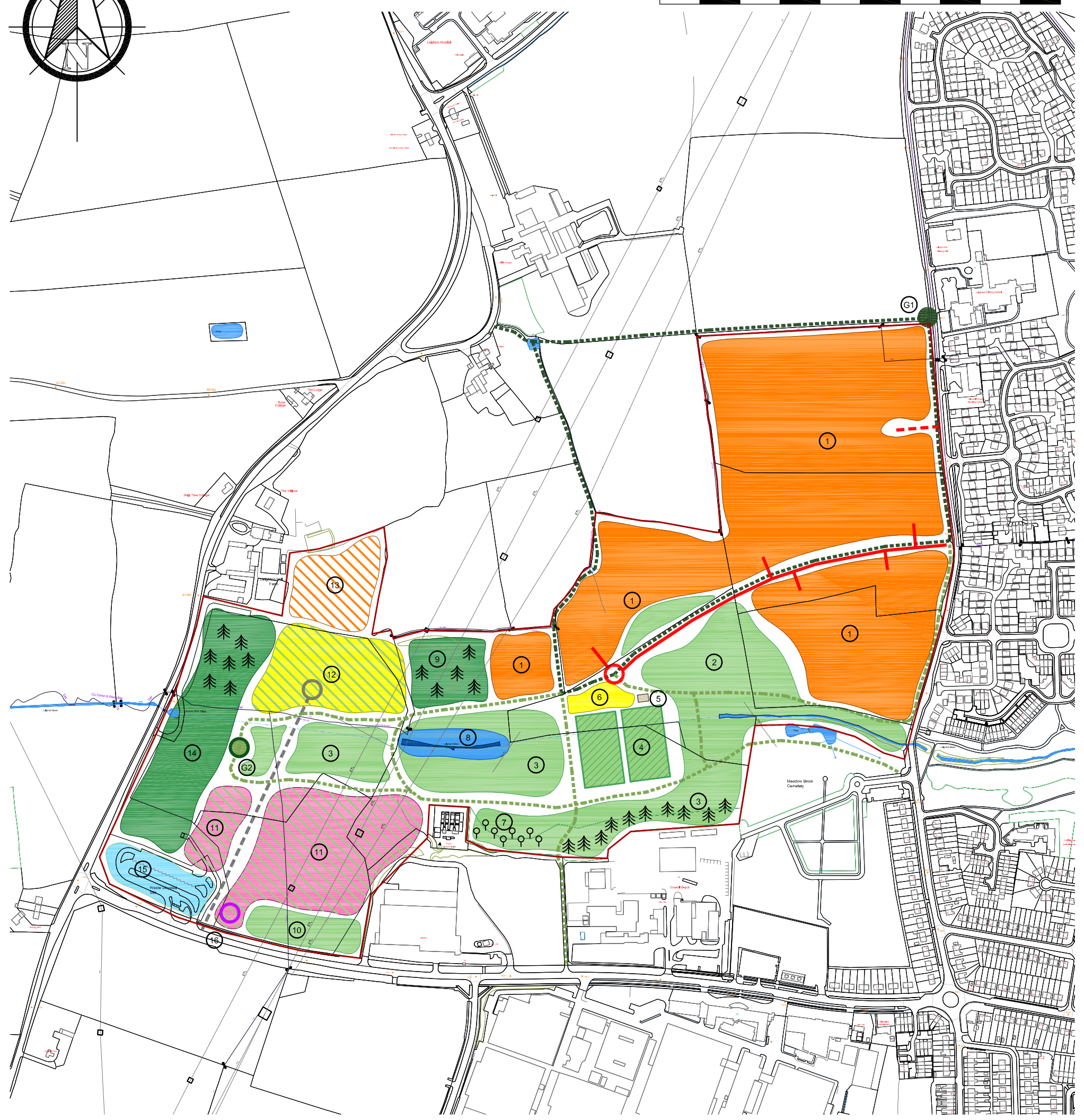
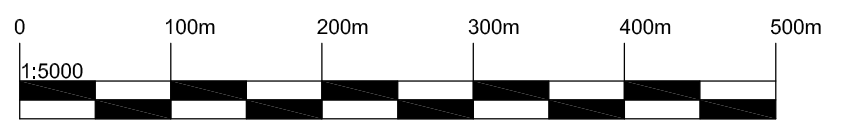
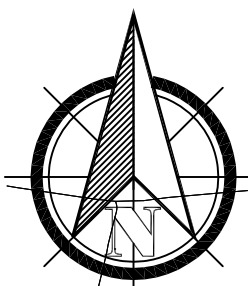
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Sheet Size: **A4** Scale of Original: **1:25,000**

Client: **Cheshire East Council**

Project: **Leighton Green Development Area**

PMC Created:	KRH Checked:	January 2013 Date:	V1 Version:
Site Location Plan			
Office: 4154	Project No: A079637	Figure No: 1	



- | | | | |
|---|--|---|---------------------------------------|
| ① Housing (av. 30 per hectare) | ⑦ Community orchard | ⑬ Future housing | ○ Local distributor |
| ② 'Leighton Green' multi use play space | ⑧ Wetland | ⑭ Woodland buffer | ○ Science Park access |
| ③ Green open space | ⑨ Woodland | ⑮ Existing waste recycling site | --- Existing Footpath |
| ④ Football pitches | ⑩ Landscaped frontage | ⑯ Renewable energy and green living interpretation centre | --- New cycleway / footpath |
| ⑤ Pavillion | ⑪ Energy Park including possible geothermal plant and district heating hub | ⑰ Existing rural gateway | --- Secondary access point to housing |
| ⑥ Parking at end of access road | ⑫ Science Park | ⑱ New rural gateway | --- Site boundary |

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 E-mail : entasis@tnw-architecture.co.uk



Client:
Cheshire East Council

Project:
Leighton Green

Working Draft Proposals : Initial Layout

Drawing No. 1227-01 rev.E

Date : December 2012



Appendix B – Photographs



Photograph 1: Looking south across the lower part of the site (former landfill area) and adjacent cemetery towards industrial development to the south.



Photograph 2: Looking north across the central eastern fields.



Photograph 3: Looking east across the north-eastern fields of the site towards adjacent residential housing.



Photograph 4: Looking west across central, southern area of the site with the steep slope down to the brook on the right.



Photograph 5: Looking north across the central part of the site.



Photograph 5: Looking west across the western part of the site (former landfill area) with Leighton Hall Farm to the right.



Photograph 6: Leighton Hall Farm Listed Building.



Photograph 7: Looking north towards the former sand pit visible as a hollow.



Appendix C – Planning Policies



North West of England Regional Spatial Strategy to 2021 (Government Office for the North West, 2005)

Policy EM1 (C): Historic Environment

Plans, strategies, proposals and schemes should protect, conserve and enhance the historic environment supporting conservation-led regeneration in areas rich in historic interest, and in particular exploiting the regeneration potential of:

- the maritime heritage of the North West coast including docks and waterspaces, and coastal resorts and piers;
- the Pennine textile mill-town heritage that exists in East Lancashire and Greater Manchester; and the textile mill-town heritage of East Cheshire;
- Victorian and Edwardian commercial developments in Liverpool and Manchester city centres;
- the traditional architecture of rural villages and market towns of Cumbria, Cheshire and Lancashire;
- the historic Cities of Carlisle, Chester and Lancaster; and the Lake District Cultural Landscape.

Crewe and Nantwich Borough Replacement Local Plan, 2011

BE.16 Development and Archaeology

Development proposals affecting areas of archaeological potential as shown on the proposals map or other sites of known or presumed archaeological potential, will only be permitted where:

- The proposal is supported by the submission by the applicant of an appropriate archaeological assessment of the extent, character and condition of the archaeological resource
- The applicant demonstrates that there would be no damage to the known or presumed archaeological interest of the site; and that the archaeological interest can be accommodated through either preservation in situ or excavation and recording;



- The design of the development avoids unnecessary damage to the archaeological remains that are considered to be worthy of preservation in situ.

Where preservation in situ is not warranted, provision is made (through planning conditions) for an agreed programme of archaeological investigations to be completed prior to development; and the report to be lodged with the County Sites and Monuments Record.



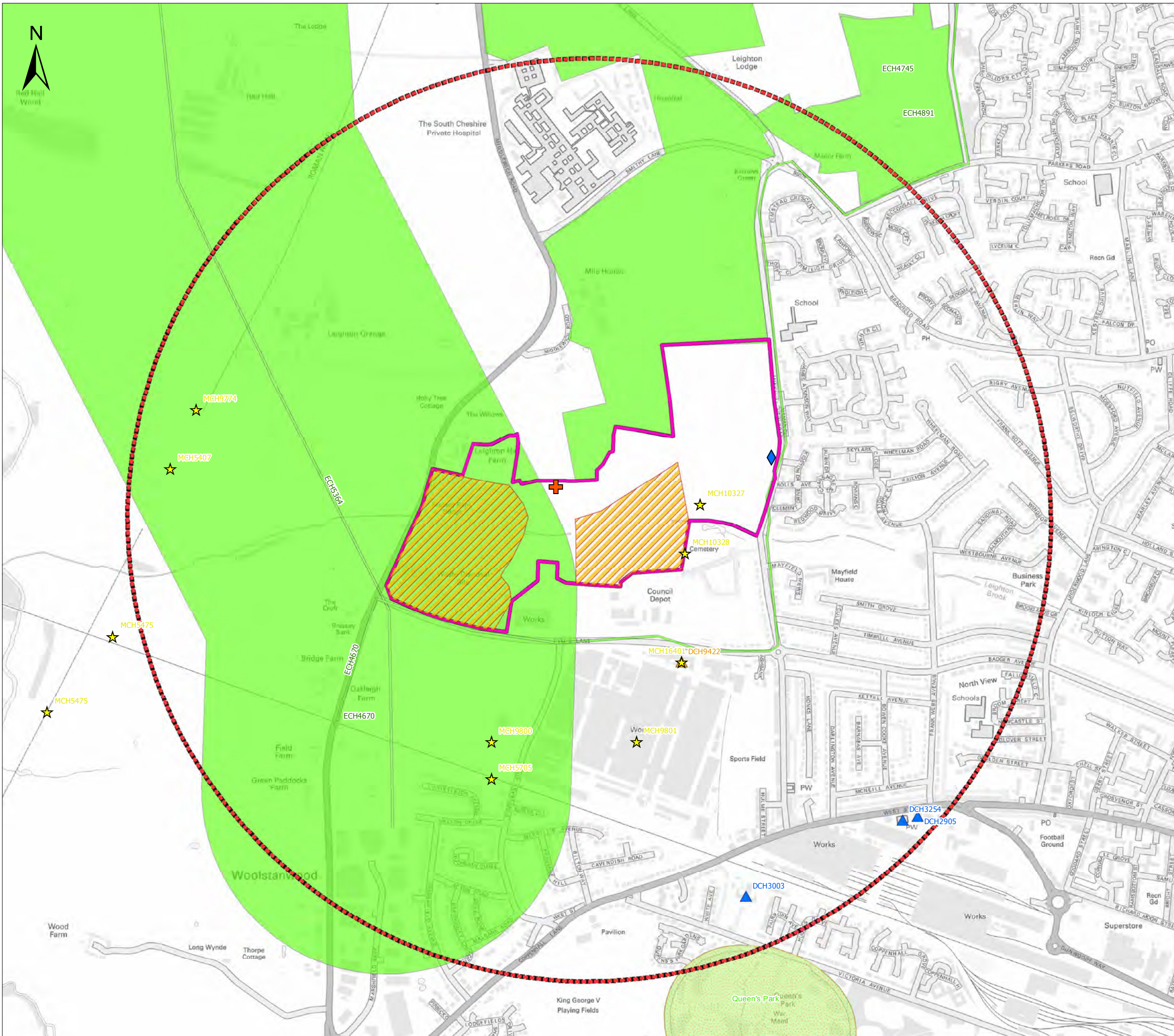
Appendix D – Recorded Heritage Sites


Recorded Heritage Sites (English Heritage and Cheshire Historic Environment Record)

Identifier	Grid Reference	Period	Description	Grade
DCH1489	SJ 6872 5562	Post-Medieval	Queen's Park. A Grade II Registered Park and Garden opened to the public in June 1885. The Park is 18ha situated within the western edge of Crewe. It consists of Grade II listed half timbered lodges and retains five oak trees of the earlier agricultural landscape. The centre of the park consists of an island bed with a bronze soldier which is the Boar War Memorial of 1904 also Grade II listed. There also a memorial island re-landscaped in 1968 to remember those who fought in Burma in the Second World War.	II
DCH3003	SJ 6869 5598	Modern	Webb Orphanage, now Webb House. A Grade II listed building formerly a orphanage in 1909. It is an Accrington red brick two storey building with stone dressing and slate roof.	II
DCH2905	SJ 6915 5619	Post-Medieval	St Barnabas' Vicarage. Grade II listed building. It is a two storey brown bricked building with gabled tile roof.	II
DCH3254	SJ 6911 5618	Post-Medieval	Church of St Barnabas. Grade II listed building. It is a brown brick and tile roof building with 3 bay nave and single bay chancel. The Chancel has stained glass windows dating back to 1901.	II
DCH9422; MCH16401	SJ 6851 5661	Modern	The Bentley Car factory built in 1930s is an imposing architectural locally listed building representative on the economic and social legacy of Crewe.	N/A
MCH5705	SJ 6800 5630	Modern	A railway cutting presumably built in 1840 in association with the Chester to Crewe Railway.	N/A
MCH9774	SJ 6720 5730	Modern	An anti-aircraft battery site in Leighton where guns were placed with the purpose of shooting down enemy aircraft. Battery was run by the 106 regiment. It had 4 guns and a radar installed by 1942.	N/A
MCH9800	SJ 6800 5640	Modern	A site in Crewe contained a light anti-aircraft battery run by the 63 Regiment. It had 24 guns in 1939, no guns in 1940 and 4 guns in 1941.	N/A
MCH9801	SJ 6836 5638	Modern	A Rolls Royce Motors factory producing Merlin engines during the Second World War.	N/A



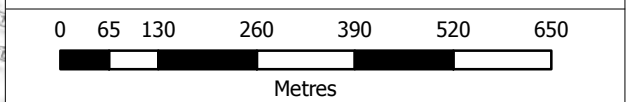
Identifier	Grid Reference	Period	Description	Grade
MCH5475	SJ 6679 6076	Roman	Roman road Middlewich to Whitchurch. During a survey of aerial photography by Margery in 1973 a linear feature was noted. It can be detected at ground level as a slight ridge across the fields from Leighton Hall to Bradfield Green. It is also marked by hedgerows near Park Hall and at Occlestone Green. The line continues from Sutton Lane to Middlewich.	N/A
MCH5407	SJ 6713 5714	Roman	Roman road Middlewich to Whitchurch. A study by Harris in 1987 identified a line of the Roman Road between Middlewich to Whitchurch which passes through the parish of Leighton. HER confirm that the Roman Road embankment is still visible as a scatter of stones.	N/A
MCH1705	SJ 5611 6100	Post-Medieval	The Chester to Crewe Line opened in 1840 extended from Chester eastwards along a canal towards Flookersbrook. An ad hoc station (listed building) operated at Brook Lodge until Chester General Station (listed building) was built. The line was connected to the Birkenhead Line in the 20th century. It is presently known as the London and North Western Railway.	N/A
MCH10327	SJ 6856 5704	Post-Medieval	Ordnance Survey shows a Post Medieval sand pit on the first edition 25inch to 1 mile maps.	N/A
MCH10328	SJ 6851 5690	Post-Medieval	Ordnance Survey shows a Post Medieval sand pit on the first edition 25inch to 1 mile maps.	N/A
ECH4670	SJ 685 583	N/A	Archaeological Desk Based Assessment: Hole House 33KV Cable Lay. An interpretation study undertaken by L-P Archaeology in June 2010.	N/A
ECH4745	SJ 686 578	N/A	Land at Mile House Farm, Leighton , Crewe, Cheshire: Cultural Heritage Desk Based Assessment. A survey undertaken by Wessex Archaeology in July 2010.	N/A
ECH4891	SJ 689 581	N/A	Land at Parker's Road, Crewe, Cheshire: Archaeological Desk Based Assessment. A survey undertaken by CgMs Consulting (London) in May 2011. The report included negative geophysical survey results from the site.	N/A
ECH5364	SJ 621 673	N/A	A' Line, EP17 - A131, Cheshire: an Archaeological Desk-Based Assessment. A survey undertaken by Dr Peter Arrowsmith in April 2012	N/A



Legend

- Site Boundary
- Study Area
- Parks And Gardens
- EventPoly
- EventLine
- EventPoint
- Listed Buildings
- Locally Listed Buildings
- Recorded Heritage Site
- Archaeological Walkover Site
- Archaeological Historic Mapping Site
- Approximate Area of Landfill & Excavations

Archaeological Events



PMC Created:	MB Checked:	December 2012 Date:	V1 Version:
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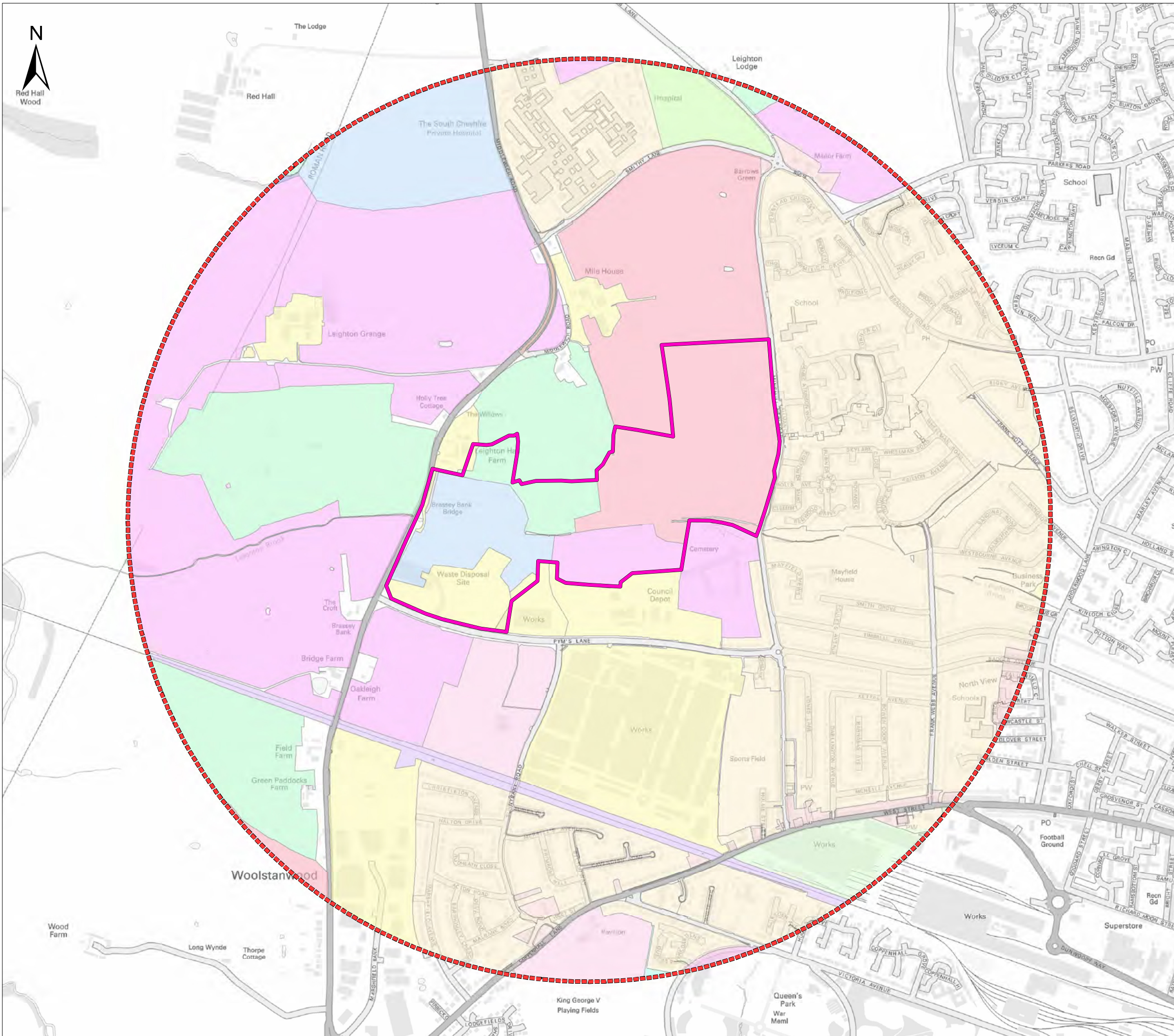
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Client: **Cheshire East Council**

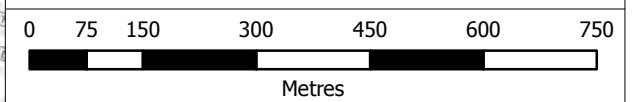
Project: **Leighton Green Development Area**

Title: **Recorded Heritage Sites**

Office: 4154	Project No: A079637	Figure No: 2
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- Legend**
- Site Boundary
 - Study Area
 - Ancient Field Systems
 - C20th Agricultural Improvement
 - C20th Communications
 - C20th Field Systems
 - C20th Industry
 - C20th Plantation
 - C20th Recreation
 - C20th Settlement
 - Golf Course
 - Late Post Medieval Agricultural Improvement
 - Post Medieval Communications
 - Post Medieval Field Systems
 - Post Medieval Industry
 - Post Medieval Recreation
 - Post Medieval Settlement



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Sheet Size: **A3** Scale of Original: **1:10,000**

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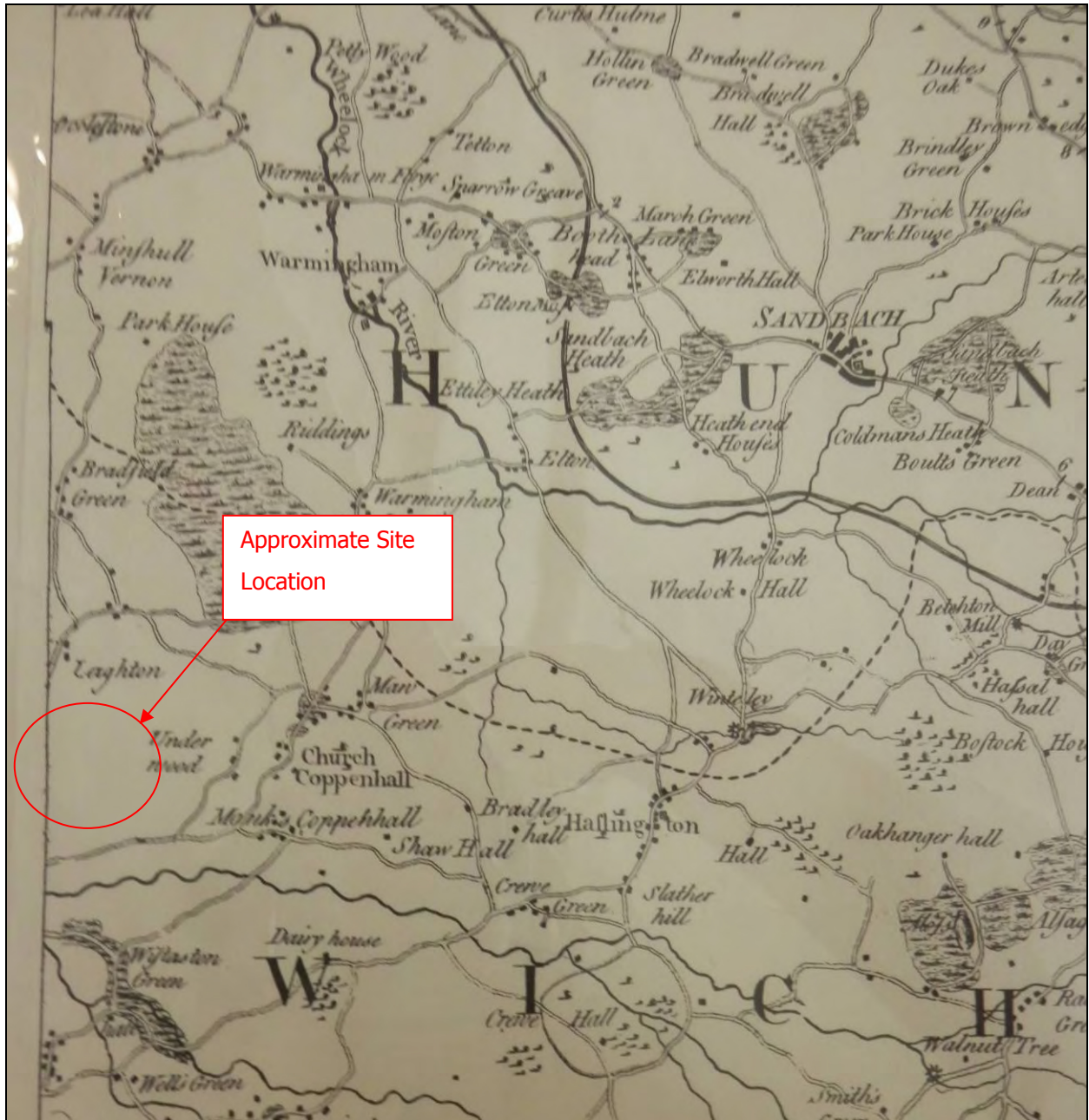
Project: **Leighton Green Development Area**

Title: **Historic Landscape Character**

Office: 4154	Project No: A079637	Figure No: 3
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Appendix E – Historic Mapping

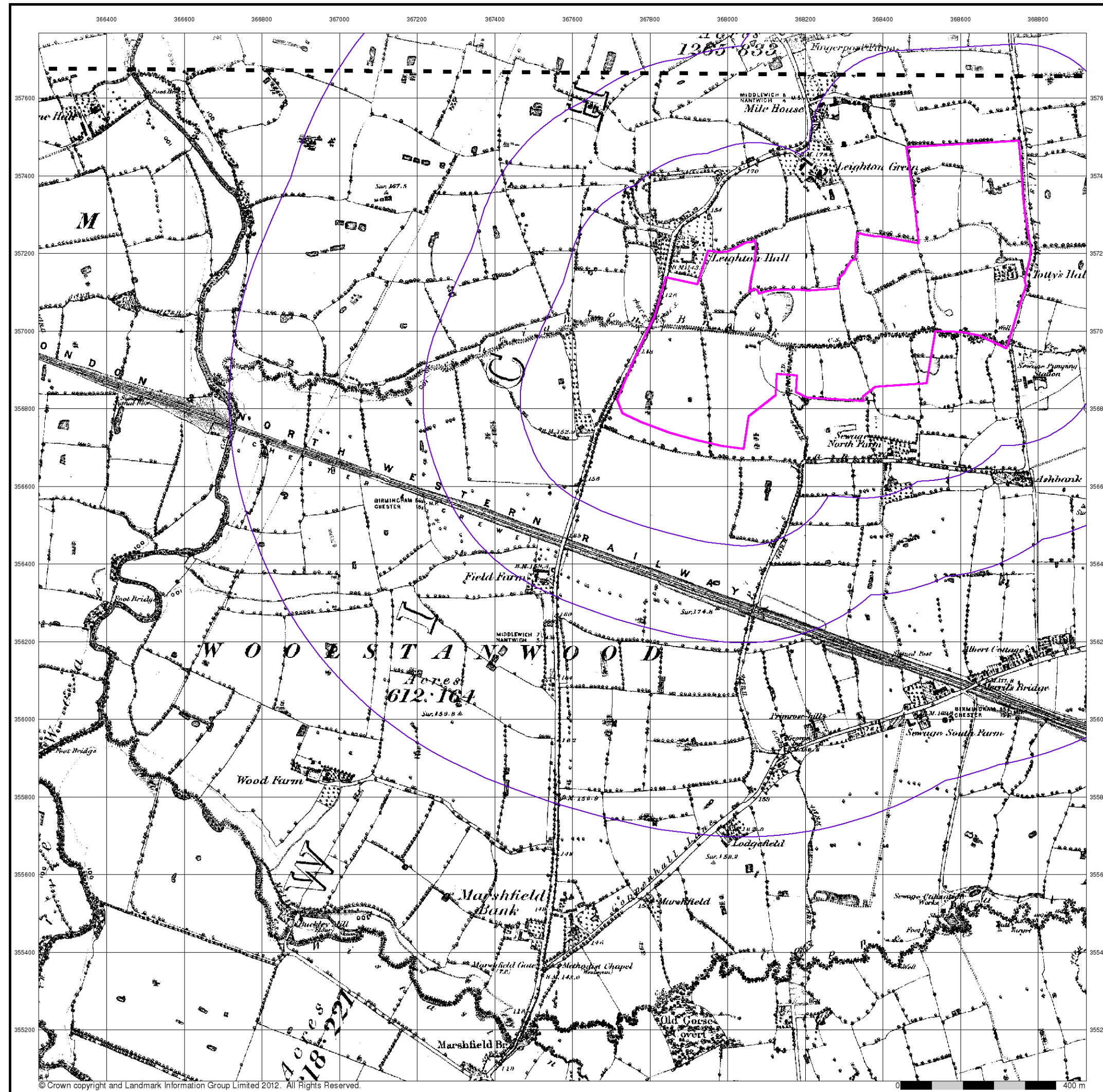


Burdett's Map of Cheshire, 1777



Leighton Tithe Map, 1845

Plot No.	Field Name	Owner	Tenant
5	Onion Croft	James France Esq.	Steven Ravenscroft and others
6	Ash Bank	Vickson and others	Joseph Allwood
7	Far Deans	Vickson and others	Joseph Allwood
8	Near Deans	Vickson and others	Joseph Allwood
9	Sandhole Field	Vickson and others	Joseph Allwood
10	Gatehouse Croft	Vickson and others	Joseph Allwood
11	House and Garden	Vickson and others	Joseph Allwood
29	Great Tithes Merged	Vickson and others	Joseph Allwood



Cheshire

Published 1882

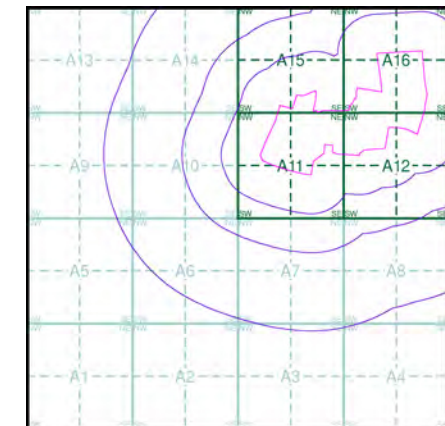
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Map Name(s) and Date(s)

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05600	1882	1:10,560

Historical Map - Slice A



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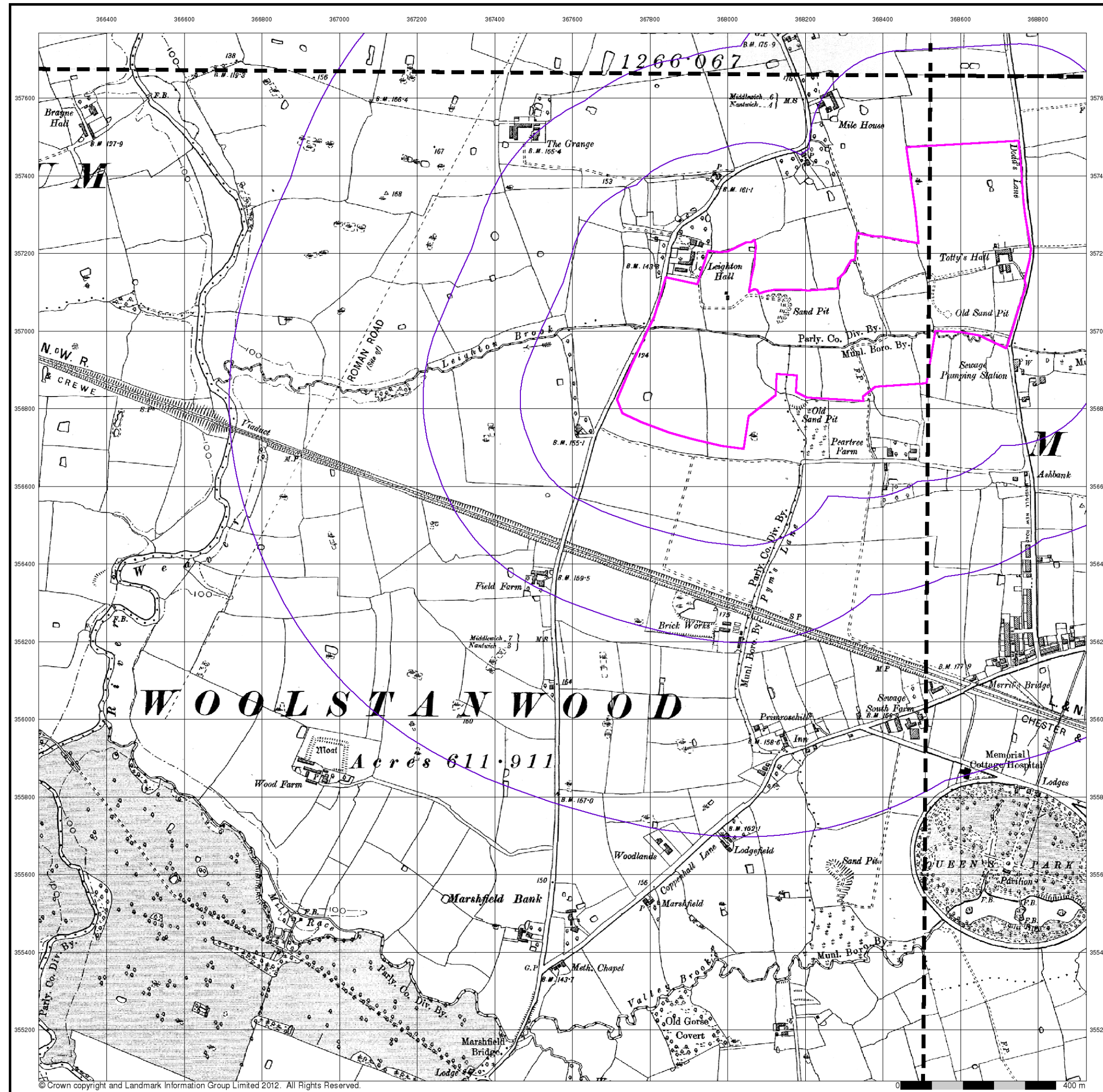
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 Search Buffer (m): 1000

Site Details

Leighton West, Crewe



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 Web: www.envirocheck.co.uk



Cheshire

Published 1899

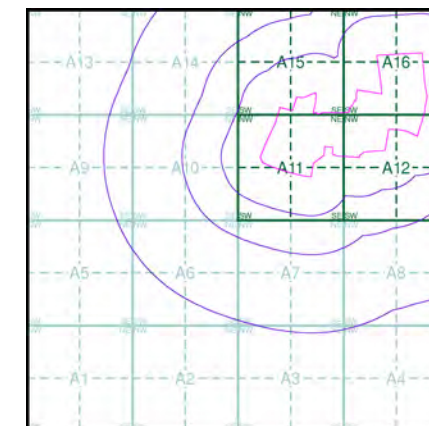
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Map Name(s) and Date(s)

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056NW 1899 1:10,560	056NE 1899 1:10,560

Historical Map - Slice A



Order Details

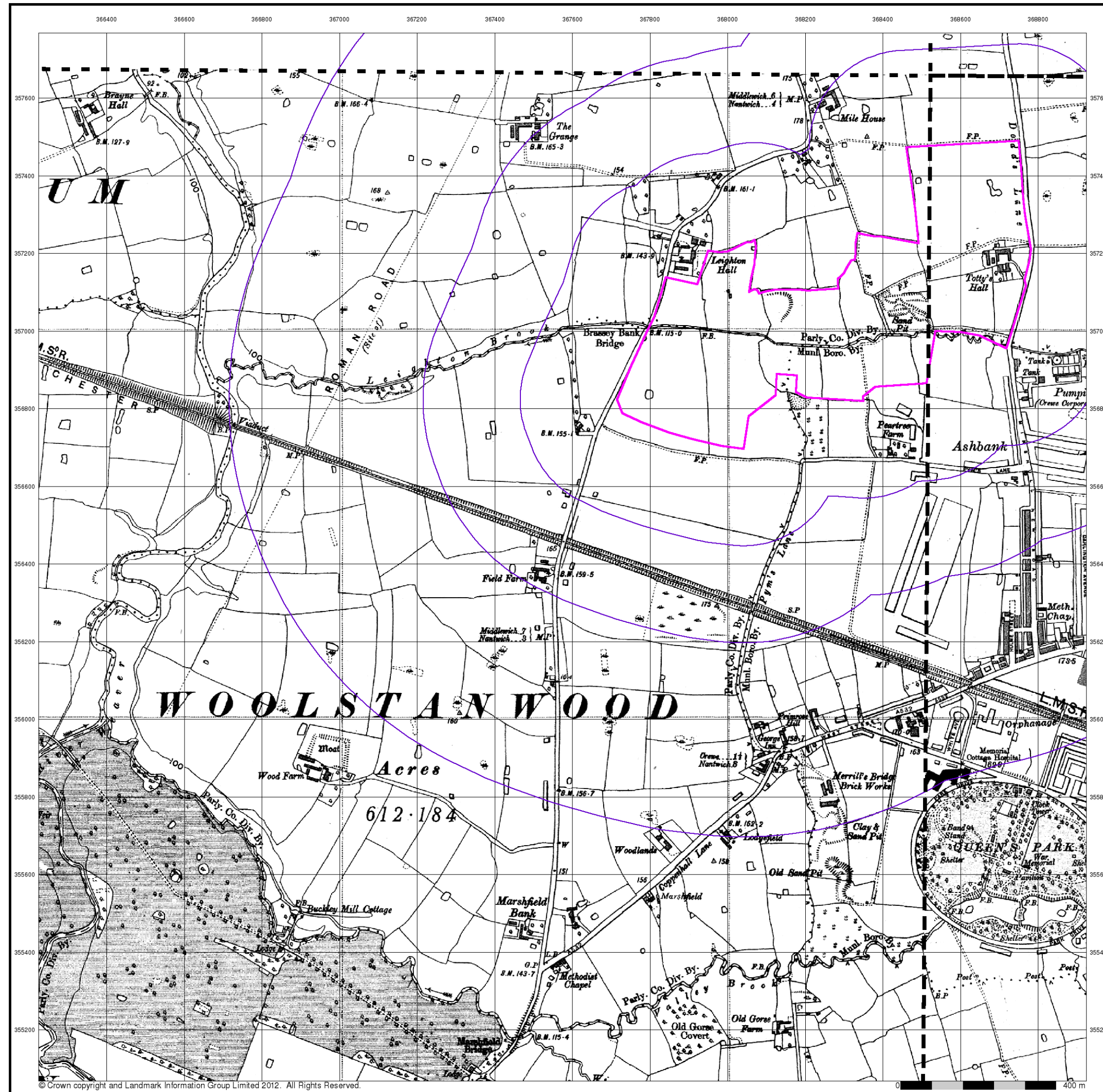
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Cheshire

Published 1938

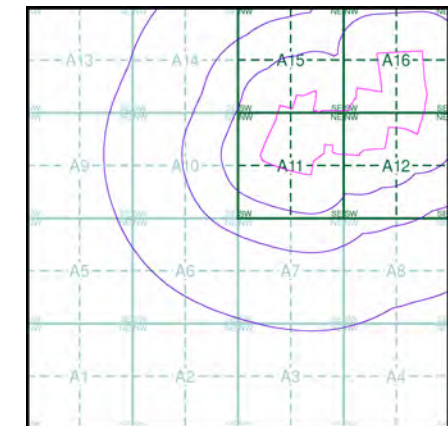
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Map Name(s) and Date(s)

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	1:10,560	
056NW		056NE
1938		1938
1:10,560		1:10,560

Historical Map - Slice A



Order Details

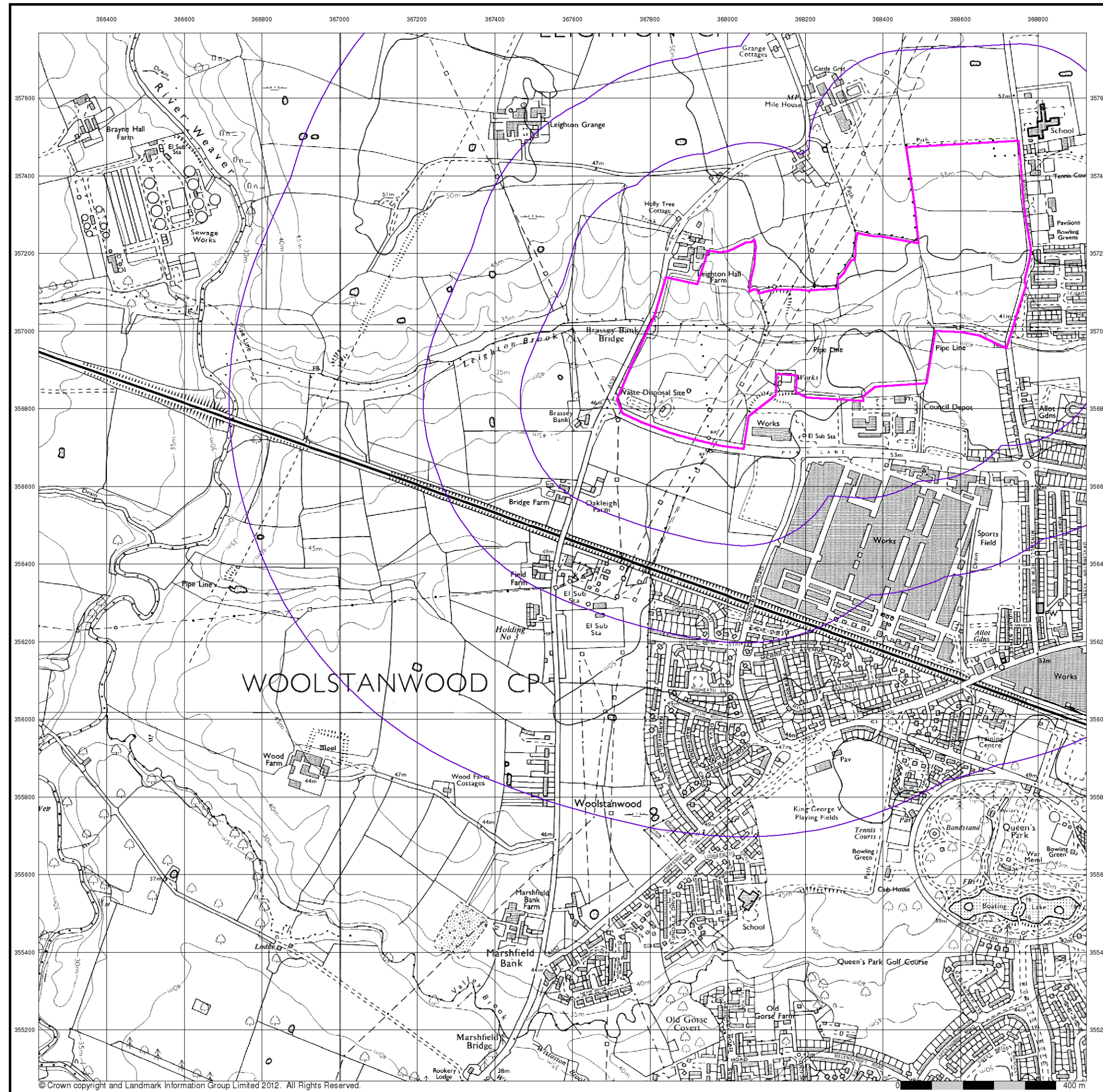
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 Slice: A
 Site Area (Ha): 40.59
 Search Buffer (m): 1000

Site Details

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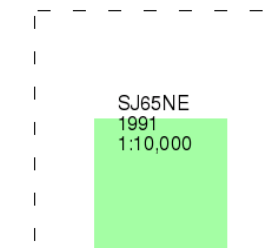
Ordnance Survey Plan

Published 1991

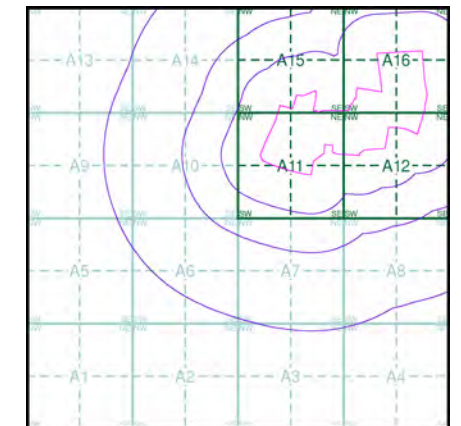
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 43135541_1_1
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Site Details

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Appendix F – Report Conditions



Archaeology and Heritage Assessment, Leighton Green Development Site

This report is produced solely for the benefit of **Cheshire East Council** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012

WYG Environment Planning Transport Ltd